

## **ATTACHMENT 2**

### **EXHIBIT B - CONDITIONS OF APPROVAL**

#### **Approved Development**

1. This approval authorizes:
  - a. The keeping of 90 horses;
  - b. The construction of a 2,700 sf agricultural barn (pole barn).

#### **Within 30 days of permit Approval**

##### **Access**

2. **Within 30-days of permit approval**, the applicant must submit verification the existing main project access driveway conforms to County Public Improvement Standard B-1a rural driveway and A-5 sight distance standards. The sight distance analysis must be performed by a licensed civil engineer. If required, the applicant must secure an Encroachment Permit and improve the driveway and/or trim and maintain vegetation along Union Road to ensure A-5 sight distance standards are maintained.

#### **Conditions required to be completed at the time of application for construction permits**

##### **Site Development**

3. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan.

##### **Fire Safety**

4. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

#### **Conditions to be completed prior to issuance of a construction permit**

##### **Fees**

5. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

#### **Conditions to be completed prior to occupancy or final building inspection /establishment of the use**

##### **Access**

6. **Prior to commencement of permitted activities**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

##### **CAL FIRE**

7. **Prior to final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CAL FIRE of all required fire/life safety measures.

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### ***Planning and Building***

8. **Prior to final inspection**, whichever occurs first, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

### ***Environmental Health Department***

9. **Prior to final inspection**, the applicant shall submit a manure management plan for review and approval to the Environmental Health Department.

### **On-going conditions of approval (valid for the life of the project)**

10. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once this use has been established and the site is in conformance with all applicable provisions of this Title and conditions of approval.
11. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.
12. In accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences, etc. without a valid